

# **DISTRICT I ADVISORY BOARD AGENDA**

**June 5, 2017, 6:30 p.m.**

Atwater Neighborhood Resource Center  
2755 E. 19<sup>th</sup> St. N., Wichita, KS 67214

## **ORDER OF BUSINESS**

Call to Order

Approval of agenda for June 5, 2017

Approval of minutes for May 1, 2017

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### **Public Agenda**

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

#### **1. Scheduled Items**

No items

#### **2. Off Agenda Items**

Individuals present that did not request to speak prior to the meeting may speak at this time.

### **Staff Reports**

#### **3. Fire Report**

**Fire Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

#### **4. Police Report**

**Police Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

#### **5. Library Report**

**Library staff** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

#### **6. Park & Recreation Report**

**Park & Recreation staff** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

### **New Business**

- 7. ZON2017-00016 SF-5 Single-Family Residential (SF-5) zoning to LC Limited Commercial (LC) zoning with Protective Overlay #314 Kathy Morgan, Metropolitan Area Planning Department, will present this request** The applicant requests LC Limited Commercial (LC) zoning on 1.3 platted acres. The SF-5 Single-family Residential (SF-5) zoned site is developed with a single-family residence built in 1930. The site is 200 feet by 300 feet with access from North Holyoke Avenue. The site is currently developed with a residential structure and three outbuildings. The applicant proposes to demolish the existing structures and build a three story apartment building along the north property line with a 69-space parking lot with access from East 26th Street North. The three-story building will be developed with 37 two-bedroom units. The development will also include a tenant community room with the potential of developing a small retail store. The existing driveway access to North Holyoke will be removed.

The applicant has submitted preliminary building elevations and material perspective. Staff recommends that the building elevation be separated into vertical bays to mitigate the horizontal aspect of the building; gabled or hipped roof with projecting eaves; and a mix of masonry and stucco or siding for the exterior.

Grant Chapel AME Church owns 2.5 acres immediately north of the subject site and is zoned SF-5. The parcel is developed with a church building and hard surface parking lot. West of the site, along North Hillside Avenue, is B Multi-Family Residential (B) zoned lot developed with a church and parking lot and a SF-5 zoned lot developed with a church and parking lot. South of the site is SF-5 zoned properties developed with single-family residences. East of the site, across North Holyoke Avenue, is SF-5 zoned properties developed with single-family residences. LC zoning districts are located at North Hillside Avenue and East 25th Street North and at North Hillside Avenue and East 27th Street North.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject Protective Overlay #314:

Protective Overlay #314:

1. Dedication of complete access control to North Hillside Avenue and North Holyoke Avenue.
2. Elevations of the proposed three story building indicating exterior materials shall be submitted for approval by Metropolitan Area Planning Department (MAPD) staff.
3. Landscape and/or screening plan for the north property line, west property line and east property line and parking lot screening shall be submitted for approval by MAPD staff.
4. Limited Commercial shall be restricted general retail not to exceed 2,100 square feet.

8. **PUD2017-00002 LC Limited Commercial to Zone change to Revolutsia Commercial Planned Unit Development (PUD #53)** Kathy Morgan, Metropolitan Area Planning Department, will present this request. The applicant is seeking to establish the Revolutsia Commercial Planned Unit Development (PUD #53) on the LC Limited Commercial zoned 0.46-acre platted tract located at the southwest corner of Central Avenue and Volutsia Street. The intent of the attached PUD is to redevelop two existing commercial buildings into a unique dining area which promotes walkability for area residents and employment centers. The applicant seeks to provide a location for the development of a permanent outdoor food court at which vendors could occupy indoor space and provide both indoor and outdoor customer seating areas. The PUD would allow a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The PUD would permit the innovative use of interconnected, portable storage containers as the primary building design, with outdoor seating areas throughout the site. The PUD also envisions design features, such as a pedestrian crossing of Central Avenue, a transit stop, and a bike-sharing component, to create an accessible and pedestrian-friendly destination for the neighborhood. There would be no commercial kitchens within the units, and all food for sale would be prepared off-site and brought to the subject property. Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. The Central Avenue frontage of the subject property is paved, which will be incorporated into the project as a type of pedestrian plaza, thereby necessitating the use of planters as portable landscaping. The applicant plans to begin construction of the project in one phase soon after receiving development application approvals.

**RECOMMENDATION:** Based on the information available at the time of the public hearing, staff recommends APPROVAL of the application subject to the following condition:

1. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #53 Revolutsia Commercial PUD) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

**9. CON2017-00017 LC Limited Commercial to Conditional Use for a Night Club in the City**

**Kathy Morgan, Metropolitan Area Planning Department, will present this request.** The applicant is requesting a Conditional Use for a Night Club in the City for a 7.56-acre site located at the southwest corner of East 13th Street North and North Woodlawn Boulevard. The property address is 6147 East 13th Street North, in the Prairie Village Shopping Center. The property is zoned LC Limited Commercial (LC). The purpose of the Conditional Use is to allow the remodeling of a vacant 7,200 square foot tenant space for a banquet facility, LaVela. The proposed banquet facility is located within 300 feet of a residential zoning district, and the Conditional Use is required for the proposed use. LaVela would be operated by the same company that manages the adjoining Candle Club in the shopping center. Please see the attached narrative from the applicant.

LaVela would be a full-service banquet facility available for wedding receptions, business and charity events. The banquet facility will only be open on days and evenings when events are scheduled. LaVela will not be open daily to the general public as a restaurant or bar. While under the same management as the adjoining Candle Club, the banquet facility will be a separate business with its own business plan, kitchen and employees.

The 7,200 square-foot tenant space has been vacant for three years, will be fully remodeled and have a seating capacity for 200 persons. The open floor plan will provide options for seating, dancing and entertainment. LaVela will be available for events seven days a week. The front façade of the building will be remodeled/improved for the banquet facility. Please see the attached floor plan and front elevation concept.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- a. The Conditional Use shall be implemented and developed as described in the applicants narrative, and as shown on floor plan dated February 2017 by Hanney Associates.
- b. The front elevation of *LaVela* shall be in substantial compliance with the design dated February 2017 by Hanney Associates.
- c. The Conditional Use is subject to all supplemental use regulations of the *Unified Zoning Code (UZC)*, Section 3-E. w for Nightclubs in the City pertaining to noise standards, outdoor seating and lighting.
- d. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**Board Agenda**

**10. Updates, Issues and Reports**

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Receive and file

The next DAB I meeting will be held at 6:30 p.m., July 10, 2017, at the Atwater Neighborhood Resource Center, 2755 E. 19<sup>th</sup> St. N., Wichita, KS 67214.

**Adjourn**